



Winkworth

for every step...

Tilehurst Road, Reading, Berkshire, RG30 2LX

£550,000 *Freehold*

4  2  5 

A Characterful Four Bedroom Period Family Home in This Convenient Location Being Sold with No Chain Complications

A spacious Victorian semi-detached home in a convenient Tilehurst Road location, offered with no onward chain. Arranged over three floors, this characterful property combines generous proportions with period charm and flexible accommodation, all within easy reach of Reading town centre, Reading West station, excellent local schools and Prospect Park.

The ground floor features a welcoming entrance hall, a bay-fronted living room, a separate formal dining room and a well-proportioned kitchen/breakfast room with direct access to the rear garden. A useful ground-floor WC and additional storage complete this level. The first floor offers three generous bedrooms, including a substantial principal bedroom, each served by its own en-suite shower room, ideal for family living. The top floor provides a large double bedroom with an additional en-suite, perfect for guests, older children or a home office.

Externally there is off road driveway parking to the front and side access into a private rear garden suitable for outdoor dining and entertaining, and the elevated position affords attractive outlooks over Reading's roof tops from the upper floors. The home retains many period features including fireplaces, high ceilings and large sash-style windows, and is presented in a neutral, well-maintained condition. Tilehurst Road benefits from excellent transport links, with easy access to the A4 and M4 and fast rail connections to London Paddington.

KEY FEATURES

- Spacious Victorian semi-detached home no onward chain
- Flexible accommodation over 3 floors
- 4 double bedrooms
- All bedrooms served by en-suite shower rooms
- Bay-fronted living room and separate formal dining room Generous kitchen/breakfast room with direct rear garden access
- Private rear garden suitable for outdoor dining and entertaining
- Retains period features including fireplaces, high ceilings and large sash windows
- Driveway Parking for multiple vehicles
- Excellent location: easy walk to Reading West station, Prospect Park, schools and under a mile to Reading town centre; quick access to A4/M4 and fast trains to London Paddington

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

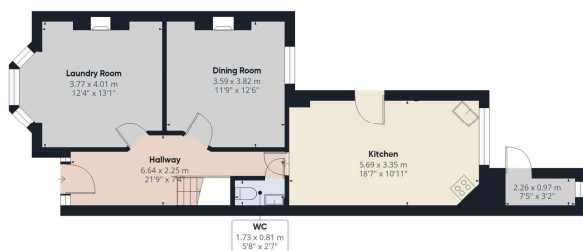
for every step...



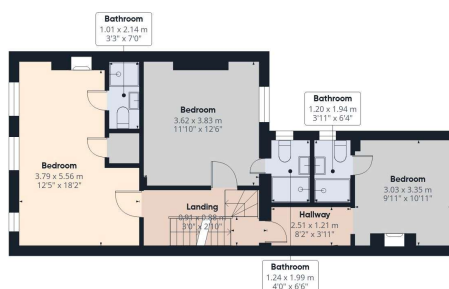


MATERIAL INFO

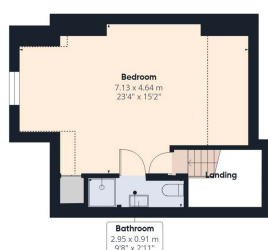
Tenure: Freehold
Council Tax Band: F
EPC rating: E



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾151 m²1625 ft²

Reduced headroom

5.3 m²57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	83 B
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250655>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.